1.　(Currently amended) A system for managing property tax information for a plurality of ~~real estate parcels~~property tax accounts:

a data storage device;

an output device;

a processor programmed to:

maintain in the storage device a database of property tax data including a plurality of ~~parcel~~account records, each ~~parcel~~account record including ~~a parcel~~an account identifier ~~for identifying a parcel of the plurality of real estate parcels, a~~, a tax year identifier ~~for identifying the tax year applicable to the parcel, a~~, a state identifier ~~for identifying the state in which the parcel is located~~ and a jurisdiction identifier ~~for identifying a jurisdiction within the state in which the parcel is located,~~;

maintain in the storage device a plurality of ~~templates wherein a template of the plurality of templates is associated with a tax assessing or billing entity, the template defines tax rules specific to the associated entity, and the template is linked to at least one of a state record for the state in which the parcel is located, a jurisdiction record for a jurisdiction within the state in which the parcel is located or a system master record;~~tax rule template records, each tax rule template record including a template tax year identifier, a template state identifier, a template jurisdiction identifier and one or more property tax calculation parameters;

receive an input requesting a report of information for a specified ~~parcel~~account record,

automatically retrieve a tax rule template from the stored ~~plurality of tax rule~~ templates based on the tax year identifier, the state identifier and the jurisdiction identifier of the specified ~~parcel,~~account and the template tax year identifier, the template state identifier and template jurisdiction identifier;

generate the requested report using the ~~retrieved template and the tax rules defined by~~property tax calculation parameters from the retrieved template record, and output the requested report to the output device.

2.　(Currently amended) The system of claim 1 wherein the plurality of templates includes a tax calculation template ~~for calculating~~having property tax calculation parameters for

<u>computing</u> property ~~taxes~~<u>tax amounts</u>.

3.　(Currently amended) The system of claim 1 wherein the plurality of templates includes a valuation template ~~for defining data entry rules.~~<u>having property tax calculation parameters for computing property tax valuation rules.</u>

4.　(Currently amended) The system of claim 1 wherein the plurality of templates includes an appeals template ~~for defining~~<u>having property tax calculation parameters for computing</u> property tax appeal information.

5.　(Currently amended) The system of claim 1 wherein the plurality of templates includes an installment template ~~for defining~~<u>having property tax calculation parameters for computing</u> installment payment rules.

6.　(Currently amended) The system of claim 1 wherein the plurality of templates includes a revaluation template ~~for defining~~<u>having property tax calculation parameters for computing</u> a revaluation cycle.

7.　(Currently amended) The system of claim 1 wherein the plurality of templates includes a tax year template <u>having property tax calculation parameters</u> for defining the beginning and end dates of a tax year.

8.　(Currently amended) The system of claim 1 wherein the plurality of templates includes a label template <u>having property tax calculation parameters</u> for defining naming conventions for a state or jurisdiction.

9.　(Currently amended) The system of claim 1 wherein the processor programmed to automatically retrieve a template from the stored templates is programmed to search the stored templates for a template having a ~~link that matches~~<u>template tax year identifier, template state identifier and a template jurisdiction identifier that match</u> the first of:

~~a tax year applicable to the selected parcel, the state in which the selected parcel is located~~<u>the tax year identifier of the specified account, the state identifier of the specified account,</u> and the jurisdiction ~~associated with~~<u>identifier of</u> the specified ~~parcel~~<u>account</u>; or

~~a~~<u>the</u> tax year ~~applicable to the selected parcel~~<u>identifier of the specified account</u> and the

state ~~in which the selected parcel is located~~<u>identifier of the specified account</u>; or

~~a tax year applicable to the selected parcel.~~<u>the tax year identifier of the specified account.</u>

10.   (Currently amended) A method for managing property tax information for a plurality of taxing jurisdictions, the method comprising:

maintaining in a computer storage device a database of property tax data including a plurality of ~~parcel~~<u>account</u> records, each ~~parcel~~<u>account</u> record including ~~a parcel~~<u>an account</u> identifier ~~for identifying a parcel of the plurality of real estate parcels, a~~<u>, a</u> tax year identifier ~~for identifying the tax year applicable to the parcel, a~~<u>, a</u> state identifier ~~for identifying the state in which the parcel is located~~ and a jurisdiction identifier ~~for identifying a jurisdiction within the state in which the parcel is located~~;

maintaining in the storage device a ~~plurality of templates wherein a template of the plurality of templates is associated with a tax assessing or billing entity, the template defines tax rules specific to the associated entity, and the template is linked~~<u>set of parameter options, wherein each parameter option includes a parameter for making a property tax calculation in one or more of the plurality of jurisdictions and the set of parameter options includes all of the parameters required for making a property tax calculation for any of the plurality of taxing jurisdictions;</u>

<u>storing in the storage device a plurality of tax calculation template records, each template record including data representing parameters selected from the stored set of parameter options;</u>

<u>linking the template record</u> to at least one of a state record ~~for the~~<u>representing a</u> state ~~in which the parcel is located~~, a jurisdiction record ~~for a~~<u>representing a taxing</u> jurisdiction within the state ~~in which the parcel is located~~ or a system master record;

<u>maintaining in the storage device a computer program operable with a template record of the stored plurality of template records to make a property tax calculation for any of the jurisdictions comprising the plurality of jurisdictions;</u>

receiving an input requesting a report of information for a specified ~~parcel~~<u>account</u> record,

automatically retrieving a template <u>record</u> from the stored ~~templates~~<u>plurality of template records</u> based on the tax year identifier, the state identifier and the jurisdiction identifier of the specified ~~parcel,~~<u>account;</u>

generating the requested report using the retrieved template <u>record</u> and the ~~tax rules defined by the retrieved template~~<u>stored procedure</u>, and

outputting the requested report to the output device.

11.   (Currently amended) The method of claim 10 wherein the ~~step of maintaining in the storage device a plurality of templates includes maintaining~~stored computer program is operable to retrieve a tax calculation template ~~for calculating~~record from the plurality of stored template records and to calculate property taxes for the specified account record.

12.   (Currently amended) The method of claim 10 wherein the ~~step of maintaining in the storage device a plurality of templates includes maintaining a valuation template for defining data entry rules.~~stored computer program is operable to retrieve a valuation template record from the plurality of stored template records and to determine applicable valuation rules for the specified account record.

13.   (Currently amended) The method of claim 10 wherein the ~~step of maintaining in the storage device a plurality of templates includes maintaining an appeals template for defining property tax appeal information.~~stored computer program is operable to retrieve an appeals template record from the plurality of stored template records and to determine applicable procedures for the specified account record.

14.   (Currently amended) The method of claim 10 wherein the ~~step of maintaining in the storage device a plurality of templates includes maintaining~~stored computer program is operable to retrieve an installment template ~~for defining~~from the plurality of stored template records and to determine applicable installment ~~payment~~rules for the specified account record.

15.   (Currently amended) The method of claim 10 wherein the ~~step of maintaining in the storage device a plurality of templates includes maintaining a revaluation template for defining a revaluation cycle~~stored computer program is operable to retrieve a revaluation template from the plurality of stored template records and to determine applicable revaluation rules for the specified account record.

16.   (Previously presented)   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining a tax year template for defining the beginning and end dates of a tax year.

17. (Previously presented)   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining a label template for defining naming conventions for a state or jurisdiction.

18. (Currently amended) The method of claim 10 wherein the step of automatically retrieving a template from the stored templates includes searching the stored templates for a template ~~having a link~~ that matches the first of:

a tax year applicable to the selected ~~parcel~~account, the state in which the selected ~~parcel~~account is located, and the jurisdiction associated with the specified ~~parcel~~account; or

a tax year applicable to the selected ~~parcel~~account and the state in which the selected ~~parcel~~account is located; or

a tax year applicable to the selected ~~parcel~~account.

19. (Currently amended) In a system for managing property tax information for a plurality of ~~real estate parcels~~property tax accounts, a computer-readable medium having stored thereon:

a database of property tax data including a plurality of ~~parcel~~account records, each ~~parcel~~account record including ~~a parcel~~an account identifier for identifying a ~~parcel~~property tax account of the plurality of ~~real estate parcels~~property tax accounts, a tax year identifier for identifying the tax year applicable to the ~~parcel~~account, a state identifier for identifying the state ~~in which~~applicable to the ~~parcel is located~~account and a jurisdiction identifier for identifying a jurisdiction within the state ~~in which~~applicable to the ~~parcel is located~~account; and

a plurality of templates ~~wherein a template of the plurality of templates is associated with a tax assessing or billing entity, the template defines tax rules specific to the associated entity, and the template is linked to at least one of a state record for the state in which the parcel is located, a jurisdiction record for a jurisdiction within the state in which the parcel is located or a system master record.~~, each tax rule template including a template tax year identifier, a template state identifier, a template jurisdiction identifier and one or more property tax calculation parameters.

20. (Currently amended) The computer-readable medium ~~of~~ of claim 19 wherein the plurality of templates includes a tax calculation template for calculating property ~~taxes~~tax

amounts for property tax accounts.

21.   (Currently amended) The computer-readable medium ~~of~~ of claim 19 wherein the plurality of templates includes a valuation template for ~~defining data entry rules~~determine applicable valuation rules for property tax accounts.

22.   (Currently amended) The computer-readable medium ~~of~~ of claim 19 wherein the plurality of templates includes an appeals template for ~~defining~~managing property tax appeal information for property tax accounts.

23.   (Currently amended) The computer-readable medium of ~~of~~claim 19 wherein the plurality of templates includes an installment template for ~~defining~~determining applicable installment payment rules for property tax accounts.

24.   (Currently amended) The computer-readable medium ~~of~~ of claim 19 wherein the plurality of templates includes a revaluation template for ~~defining a~~determining applicable revaluation ~~cycle~~rules for property tax accounts.

25.   (Currently amended) The computer-readable medium ~~of~~ of claim 19 wherein the plurality of templates includes a tax year template for defining the beginning and end dates of a tax year for property tax accounts.

26.   (Previously presented)   The computer-readable medium of claim 19 wherein the plurality of templates includes a label template for defining naming conventions for a state or jurisdiction.

27.   (New) The system of claim 1 wherein the account records comprise real estate parcel records.

28.   (New) The system of claim 1 wherein the account records comprise personal property account records.

29.   (New) A computer-readable medium having stored thereon:
a plurality of property records each comprising a real estate parcel record or a personal property account record, each property record including a parcel or account identifier, a tax year

identifier representing a tax year applicable to the property record, a state identifier representing a state applicable to the property record and a jurisdiction identifier representing a property taxing or assessing jurisdiction applicable to the property record; and

a plurality of tax rule template records, each tax rule template record including a tax year identifier, a state identifier, a jurisdiction identifier and one or more property tax calculation parameters;

a table of tax year identifiers, state identifiers and taxing jurisdiction identifiers, the table linking each of the property records to one or more of the template records so that the linked property record and template records have the same tax year identifier and jurisdiction identifier; and

a set of computer program instructions operable with each of the tax rule template records to perform a property tax calculation for a property record selected from the plurality of property records, the program instructions using the property tax calculation parameters of the one or more template records linked to the selected property record;

whereby a property tax calculation can be performed for any property record of the plurality of property records regardless of the tax year, state and jurisdiction applicable to the property record.

30. (New) The computer-readable medium of claim 29 wherein the plurality of tax rule template records includes a plurality of tax calculation template records having property tax calculation parameters for computing a property tax amount.

31. (New) The computer-readable medium of claim 29 wherein the plurality of tax rule template records includes a plurality of installment template records having property tax calculation parameters for computing property tax installment payments.

32. (New) The computer-readable medium of claim 29 wherein the plurality of tax rule template records includes a plurality of appeal process template records having property tax calculation parameters for computing the property tax appeals information.

33. (New) The computer-readable medium of claim 29 wherein the plurality of tax rule template records includes a plurality of revaluation cycle template records having property

tax calculation parameters for computing property tax revaluation cycles.

34. (New) The computer-readable medium of claim 29 wherein the plurality of tax rule template records includes a plurality of tax year template records having property tax calculation parameters for the beginning and ending dates of property tax years.

35. (New) The computer-readable medium of claim 29 wherein the plurality of tax rule template records includes a plurality of tax label template records having property tax calculation parameters for computing property tax labels and terminology.

36. (New) The computer-readable medium of claim 29 wherein the plurality of tax rule template records includes a plurality of valuation template records having property tax calculation parameters for computing property tax valuation rules.

37. (New) The computer-readable medium of claim 30 wherein each of the plurality of tax calculation template records includes a set of fields representing all of the parameters used by a plurality of jurisdictions that use different formulas to calculate property taxes on tax bills.

38. (New) The computer-readable medium of claim 31 wherein each of the plurality of installment template records includes a set of fields representing all of the parameters needed for calculating installment payments according to installment payment methods used by a plurality of jurisdictions that use different installment methods to bill for property taxes.

39. (New) The computer-readable medium of claim 32 wherein each of the plurality of appeal process template records includes a set of fields representing all of the parameters needed for tracking appeal processes followed by a plurality of property tax assessing jurisdictions that have different appeal processes.

40. (New) The computer-readable medium of claim 33 wherein each of the plurality of revaluation cycle template records includes a set of fields representing all of the parameters used for property revaluation by a plurality of property tax assessing jurisdictions that use different revaluation methods.

41. (New) The computer-readable medium of claim 34 wherein each of the plurality

of tax year template records includes a set of fields representing all of the parameters used for defining the beginning and end dates of a tax year by a plurality of jurisdictions that use different tax years for billing for property taxes.

42. (New) The computer-readable medium of claim 35 wherein each of the plurality of tax label template records includes a set of fields representing all of the terms used for preparing tax bills and assessments by a plurality of jurisdictions that use different terms in bills for property taxes.

43. (New) The computer-readable medium of claim 36 wherein each of the plurality of valuation template records includes a set of fields representing all of the tax valuation rules followed by a plurality of property tax assessing jurisdictions that use different valuation rules.

44. (New) In a computer system having a graphical user interface including a display and a selection device, a method of providing and selecting parameters for making property tax calculations for a property tax account for taxes to be billed or assessed by one of a plurality of jurisdictions, the method comprising:

retrieving a set of parameter options, each parameter option representing a parameter required for making a property tax calculation for taxes to be billed or assessed by one or more of the plurality of jurisdictions;

displaying the parameter options on the display;

receiving from the selection device one or more signals indicating the selection of parameters from the set of parameter options; and

in response to the parameter selection signals, storing in a database the plurality of selected parameters in a tax rule template record.

45. (New) The method of claim 44 wherein the set of parameter options includes an option of using a true value tax rate or using the true value tax rate and an other value tax rate in making the property tax calculation.

46. (New) The method of claim 44 wherein the set of parameter options includes an option of using either of market value or assessed value in making the property tax calculation.

47.   (New) The method of claim 44 wherein the set of parameter options includes an option of using an equalization ratio in making the property tax calculation.

48.   (New) The method of claim 44 wherein the set of parameter options includes an option of applying the equalization ratio as a percent or as a rate.

49.   (New) The method of claim 44 wherein the set of parameter options includes an option of using an assessment ratio in making the property tax calculation.

50.   (New) The method of claim 49 wherein the set of parameter options includes an option of applying the assessment ratio as a percent or as a rate.

51.   (New) The method of claim 44 wherein the set of parameter options includes an option of applying the assessment ratio as one assessment ratio against the entire true value market value of land and improvements or applying the assessment ratio as a first ratio for land and a second ratio for improvements.

52.   (New) The method of claim 44 wherein the set of parameter options includes an option of using a district tax rate in making the property tax calculation.

53.   (New) The method of claim 52 wherein the set of parameter options includes an option of applying the district tax rate as a percent or as a rate.

54.   (New) The method of claim 44 further comprising:

retrieving a set of linking options, each linking option representing one of a system master record, a state record or a record for a taxing jurisdiction within a state;

displaying the set of linking options;

receiving from the selection device a linking selection signal indicating the selection of a linking option; and

in response to the linking selection signal, linking the stored tax calculation template to the system master record, state record or jurisdiction record represented by the linking option.